

*Approved*

***City of York Planning Commission  
February 27, 2023  
Minutes***

Members present:

Chairperson Wendy Duda  
Maria Duncan  
A. Lee McLin  
Laura Korn  
Rick Thomasson  
Ron Parrish

Members absent:

Others present:

Planning Director Breakfield  
Planner Kim Womble  
Zoning Administrator Blackston  
Daniel Gates  
Brandon Pridemore  
Kristin Holcombe  
Steve Allen

**The first item of business** was Chairperson Wendy Duda calling the meeting to order at 6:00 pm.

**The second item of business** was approval of the draft Minutes from the January 30, 2023 special meeting.

Upon a Motion by Maria Duncan, seconded by Laura Korn, the Commission unanimously approved the draft Minutes as submitted.

**The third item of business** was approval of the draft Minutes from the January 30, 2023 regular meeting.

Upon a Motion by Maria Duncan, seconded by Laura Korn, the Commission unanimously approved the draft Minutes as submitted.

**For the fourth item of business**, Chairperson Wendy Duda opened the floor for comments from the public on agenda items. It was noted that no comments from the public were received regarding any of the agenda items.

**The fifth item of business** was a preliminary plat application for the Pinckney PUD project off of Chester Highway near Old Pinckney Road.

City staff indicated the following:

1. The applicant submitted a preliminary plat and construction drawings for the Pinckney PUD project.
2. As background, the PUD rezoning/ annexation application and associated conceptual site plan for the project were previously reviewed by the Planning Commission and ultimately approved by York City Council.

3. Currently, at the preliminary plat stage, the City must verify that all requirements of the originally-approved conceptual site plan have been implemented in the preliminary plat submittal. This review does not afford the Planning Commission, City staff or the applicant the opportunity to revise the requirements from the originally-approved conceptual site plan.
4. City staff conducted a thorough review of the provided preliminary plat submittal versus the originally-approved conceptual site plan for the project and submitted the provided comments to the applicant.
5. Original and revised drawings as well as Staff comments and the response from the applicant were provided.

Upon a Motion by Maria Duncan, seconded by Ron Parrish, the Commission unanimously conditionally approved the preliminary plat submittal for the Pinckney PUD project based on the following requirements being met:

1. Prior to final plat approval for Phase 1, an amenities package must be submitted with details for the Planning Commission to review for approval including a minimum 900 sq. ft. pool cabana, junior-sized Olympic swimming pool and other relevant amenities, and
2. All previously-specified City staff requirements being met.

**The sixth item of business** was discussion of issues related to moratorium affecting certain types of residential development.

Steve Allen was present to continue discussion of needed revisions to the Comprehensive Plan and the City's future land use map.

There being no further business, the meeting was adjourned at 7.39 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP  
Planning Director

Amanda C. Blackston  
Zoning Administrator

cc: File – Planning Commission 2/27/2023  
Dalton Pierce, City Manager